

RICHMOND AMERICAN HOMES

LOT 27

PLOT PLAN

LOT INVENTORY NOT AVAILABLE AT TIME OF PLOT PLAN DESIGN; GRADES SHOWN AT CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION.

REVISIONS:

01.03.25 - ADDED PARCEL NUMBER - DV
02.07.25 - CHANGED TO FROM R980 TO R979 PER
02.05.25 EMAIL - DV
03.06.25 - REMOVED COV'D PATIO PER EMAIL - DV

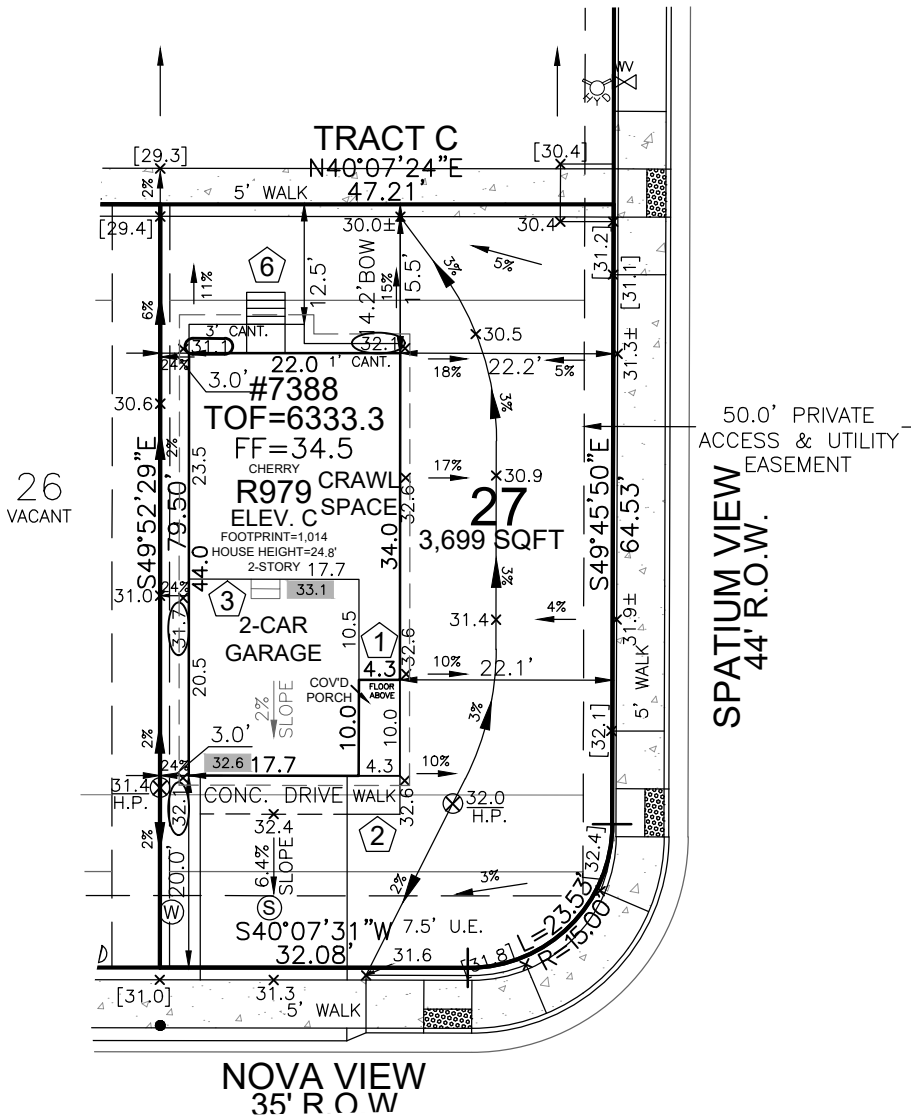
SCHEDULE NUMBER 5408403028

SFD25141

APPROVED Plan Review

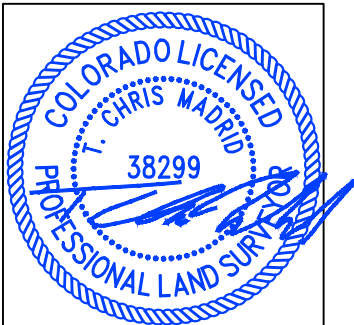
03/14/2025 8:22:44 AM
dsdyounger

EPC Planning & Community
Development Department



HAYLEY YOUNG, P.E.
DATE: 03.06.25

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 03.06.25

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

See IRC Section R302 for Exterior Walls having a fire separation distance less than 5'-0".
CONSTRUCTION REVIEW REQUIRED

Released for Permit

03/07/2025 9:41:39 AM



SITE SPECIFIC PLOT PLAN NOTES:

TOF = 33.3

GARAGE SLAB = 32.6

GRADE BEAM = 12"

(33.3 - 32.6 = 0.7 * 12 = 8" + 4" = 12")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION

AVG F.G. CALC.
32.1
31.1
32.1
+32.6
127.9/4= 32.0

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 934 SF
DRIVE COVERAGE IN
FRONT SETBACK= 326 SF
COVERAGE=34.9 %

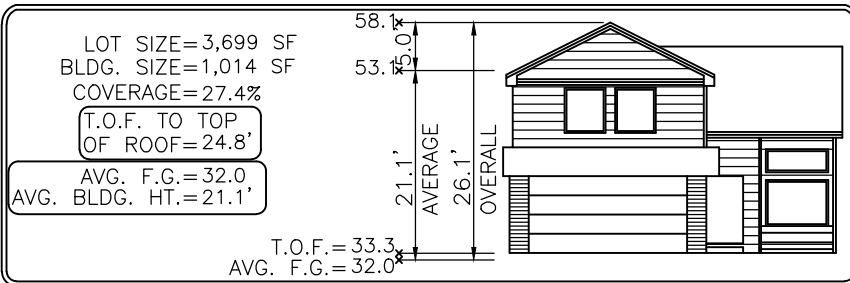
LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION



0 20 40
SCALE: 1"=20'



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: R979-C/2-CAR/CRAWL SPACE

SUBDIVISION: MEADOWBROOK PARK FILING NO. 1

COUNTY: EL PASO

ADDRESS: 7388 NOVA VIEW

MINIMUM SETBACKS:

FRONT: 10' SIDE: 1'/5'
(20' GARAGE) SEP.: 6'
REAR: 10'

DRAWN BY: KP

DATE: 12.05.24



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- PROPOSED HOUSE MEETS THE NOISE MITIGATION PURSUANT TO THE APPROVED PUD.
- LOT CORNER ELEVATION CHECK: NOT TAKEN